

Yukon City Council Minutes February 18, 2014

The Yukon City Council met in regular session February 18, 2014 at 7:00 p.m. in the Council Chambers of the Centennial Building, 12 South Fifth Street, Yukon, Oklahoma.

The invocation was given by Pastor Bob Younts, First United Methodist
The flag salute was given in unison.

ROLL CALL: (Present) Ken Smith, Mayor
 Nick Grba, Vice Mayor
 John Alberts, Council Member
 Michael McEachern, Council Member
 Donna Yanda, Council Member

OTHERS PRESENT:

Grayson Bottom, City Manager	Tammy DeSpain, Assistant City Manager
Mike Segler, City Attorney	Joe Davis, City Engineer
Doug Shivers, City Clerk	Arnold Adams, Public Works Director
John Corn, Police Chief	Bill Stover, Sanitation Director
Mitch Hort, Community Development Dir.	Jan Scott, Parks and Recreation Director
Gary Cooper, Information Technology Dir.	Larry Mitchell, Economic Dev. Director
Josh Gotcher, Technology Department	Amy Philips, Economic Development
Quincy Rinkle, Parks and Recreation	

Presentations and Proclamations

Mayor Smith read the "Playful City USA" Proclamation and presented it to Jan Scott and Quincy Rinkle. Mrs. Scott stated this was the second year to receive this honor. We have audited all facilities and are thrilled to have this honor again. Mayor Smith thanked Mrs. Scott.

Visitors

Jan Scott, 532 W. Main, gave the Mobile Meals report for Joanne Oltmanns. Mrs. Scott thanked the City for providing the space for this program. Mobile Meals is able to serve 245 days with the average of 83 people per week served. Volunteers are the heart of the program. We are partnered with Oklahoma City Regional Food Bank through Wal-Mart and have received 187,658 pounds of food. Mrs. Scott thanked everyone for their support.

Julie Watson, 1129 Moose St., has lived in Yukon, since she was four. She is a Soccer Board Member. Ms. Watson gave stats on number of players: 630 recreational players, 325 competitive players and 108 academy players. Recreational players are children ages 4 to u17. The recreational program plays off the Ranchwood Fields. There are traffic and facility issues here. Group is excited about potential for a destination park. There are lots of benefits and lots of support. Mayor Smith thanked her.

(Recess as Yukon City Council and Reconvene as Yukon Municipal Authority)

1A. YMA Consent Docket

This item is placed on the agenda so the Yukon Municipal Authority, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet with the approval of all Authority Members, that item will be heard in regular order.

The City Manager recommends a motion to approve:

A) The minutes of the regular meeting of February 4, 2014

The motion to approve the YMA Consent Docket, consisting of the approval of the minutes of the regular meeting of February 4, 2014, was made by Trustee McEachern and seconded by Trustee Grba.

The vote:

AYES: Grba, Yanda, McEachern, Alberts, Smith

NAYS: None

VOTE: 5-0

MOTION CARRIED

(Adjourn as YMA and Reconvene as Yukon City Council)

1. Consent Docket

This item is placed on the agenda so the City Council, by unanimous consent, can designate those routine items they wish to be approved by one motion. If an item does not meet with the approval of all Council Members, that item will be heard in regular order.

The City Manager recommends a motion that will approve:

A) The minutes of the regular meeting of February 4, 2014

B) Payment of material claims in the amount of \$383,723.91

C) Setting the date for the next regular Council meeting for March 4, 2014

7:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St.

The motion to approve the Consent Docket, consisting of the approval of the minutes of the regular meeting of February 4, 2014; Payment of material claims in the amount of \$383,723.91; and Setting the date for the next regular Council meeting for March 4, 2014, 7:00 p.m., in the Council Chambers of the Centennial Building, 12 S. Fifth St., was made by Council Member Alberts and seconded by Council Member Yanda.

The vote:

AYES: McEachern, Grba, Smith, Alberts, Yanda

NAYS: None

VOTE: 5-0

MOTION CARRIED

2. Reports of Boards, Commissions and City Officials - None

Mayor Smith stated Item 5 would be heard next.

5. Consider and approve Resolution 2014-03, a resolution declaring the City Council's intent to study, evaluate, and consider the development of a Yukon Sports Facility; directing the City Manager to undertake and conduct a series of community and/or neighborhood meetings; and reporting the cumulative results of those public meetings to the City Council no later than May 06, 2014

The motion to approve Resolution 2014-03, a resolution declaring the City Council's intent to study, evaluate, and consider the development of a Yukon Sports Facility; directing the City Manager to undertake and conduct a series of community and/or neighborhood meetings; and reporting the cumulative results of those public meetings to the City Council no later than May 06, 2014, was made by Council Member Grba and seconded by Council Member Alberts.

Council Member Alberts asked where. He would also like to know what the theme is. Please explain. Grayson Bottom stated how much land is unknown, until we figure out what is going to be in the park. Future meetings will resolve what the theme is. Land is not getting cheaper. Hope to keep the focus on what should be in the park, such as, fields, aquatic facility, trails, fishing, turf, lighting, etc. This determines how much land is needed. As hearings are conducted, answers will come. Council Member Alberts asked about meetings and how people can become involved. Mr. Bottom stated it would start with Park Board and they would give recommendations. He further explained the process and stated other meetings may be needed. There will be plenty of notification.

Council Member McEachern questioned if Park Board room is big enough. Mr. Bottom stated they may need to be on neutral ground with a facilitator.

Mayor Smith asked, if citizens had to be part of a sports organization. Mr. Bottom stated no, everyone is welcome.

The vote:

AYES: Alberts, Grba, Yanda, McEachern, Smith

NAYS: None

VOTE: 5-0

MOTION CARRIED

3. Public Hearing; Presentation of the Proposed Frisco Road Economic Development Project Plan by Leslie Batchelor, Development Counsel to the City of Yukon, and Larry Mitchell, Director, Yukon Economic Development Authority, for the Purpose of Providing Information and to Answer Questions From Any Interested Persons About the Proposed Project Plan.

Ward Larson, 2520 W Olympic Dr., asked who the developers are. Larry Mitchell stated a group from Louisiana, "I-40 Development Group" they are 3 Principals and have retained an Engineer and a Professional Planning group out of Dallas. Mr. Larson questioned if the developers have been fully vetted. Mr. Mitchell stated that is beyond our purview. They have contracts with the Archdiocese. Mr. Larson wanted to know why this project has not been presented as a vote to the people. Leslie Batchelor stated under Local Development Act, this creates no new taxes, so no vote is required. Other information about project plan calls for hearings. There are representatives from public on Review Committee. Mr. Larson wanted to know if there is no risk to the city. Mrs. Batchelor stated moving forward yes, but done with the same steps the City does now. By taking a conscious approach it ends up asking more of private developers. Mr. Larson asked if City will have say in development. Mrs. Batchelor stated yes. However, land purchase is a free market, but development is where the City has control.

Mayor Smith stated ultimate decision lies with the Council. Mrs. Batchelor stated absolutely.

Mrs. Batchelor gave highlights of what the plan does. It gives location boundaries called a "Project Area". This is where new sales taxes are. The City will use this money to pay for what was improved. Within the area you have a budget of what you can spend. You can collect taxes in that area and spend on identified projects for a period time of up to 25 years or until you hit your budget, whichever comes first. The budget items identified in plan are primarily infrastructure. The budget is a total up to \$37 million. The money comes from the Tax Increment Financing (TIF). The increment is anything new that is generated there. The Review Committee recommended 90% of the City's undedicated sales taxes generated in the area would be captured and spent on the project. The dedicated sales tax will actually increase because not all is going to TIF. The authorization states clearly the City Council carries out the project and the Economic Development Authority assists. The Economic Development Authority would issue any bonds or notes. The same process applies for

indebtedness the City incurs. It comes to this Council for approval and a public vote and is done either through competitive bidding or an explicit waiver of competitive bidding. We are anticipating major commercial development including a hotel conference center. There is much to be worked out over a period of years.

Mr. Mitchell stated size of district could include several developers. We have been in negotiations with a developer to use the Hotel/Motel tax to help fund a conference center with hotel. We would have a development agreement and the City Council will have the final say. The budget established for private investment is \$75 to \$80 million and public investment is \$50 million, over the life of the project. This is just a planning tool put in place to allow us to take those steps.

Council Member Grba asked about cost of interchange. Mr. Mitchell stated Highway Projects are usually funded 80% federally and 20% locally. We think Yukon will be asked to pay \$3 million for soft costs and at least 20% of construction for a total of \$7-8 million. Interchange has been added to ODOT eight year plan, we are working to make it a priority. We believe it is needed for fully developed project.

Mr. Bottom asked Mr. Mitchell to share the independent impact study. Mr. Mitchell stated 3 River Analytics did the study. The results showed if 750,000 square feet of commercial retail is built, the impact would be \$6 million per year into general fund and using \$3 million in TIF budget. It is hard to project time frame. The study also showed we could also expect around 2,000 jobs being generated. The district is not capturing ad valorem or property taxes, so school district and county will benefit.

Mayor Smith questioned 20 year life of TIF District. Mr. Mitchell stated law allows for 25 years, we think it will accelerate. Mayor Smith verified that the projection of \$3 million is an annual projection. Mr. Mitchell stated yes, once development occurs. If no development occurs, no need for public investment. Mr. Bottom stated our location is surrounded by Oklahoma City, competitive window is closing. If we want to do this, must move now. If we don't, Oklahoma City will. Mr. Mitchell agrees.

Council Member McEachern stated \$37 million could be bonded, but how will it play out. Mr. Mitchell stated we have some money on hand to spend and could get reimbursed from TIF. It's hard to determine. Development pays for improvements and then it gets paid. We will have formulas for each project for collecting and reimbursement.

Council Member Alberts asked Mrs. Batchelor how many other TIF projects has she and her firm worked on. Mrs. Batchelor stated 18-20. Council Member Alberts asked, if any had failed. Mrs. Batchelor stated no, it is hard to under Oklahoma Law. TIF is not a debt. You have to have a contract. We did a TIF District that was pay as you go. We will look at each situation. Council Member Alberts stated TIF passing allows for conversation with developers. Mrs. Batchelor stated yes, TIF says we have commitment. Council Member Alberts asked if TIF comes before Council, can it be changed. Mrs. Batchelor stated TIF merely sets up boundaries and an account for funds. You can't spend money without contract. Council Member Alberts asked if there would be tax increases. Mrs. Batchelor stated no. Council Member Alberts stated it would not impact existing businesses. Mrs. Batchelor stated correct, they are not part of district. Council Member Alberts stated \$37 million is huge and very important. Mayor Smith stated \$37 million is over 25 years.

Council Member Yanda stated once developers in place, does city still have say in layout and design of project. Mr. Mitchell stated yes, Yukon Economic Development Authority Trust will have duties to manage the projects. Mrs. Batchelor stated it works very effectively for cities to work with Trust. Mayor Smith used the example of the Yukon Municipal Authority.

4. Consideration, Approval and Announcement of March 4, 2014, as the Date of the Second Public Hearing and Presentation of the Project Plan, at which Any Interested Persons Shall Have the Opportunity to Be Heard in Support of or

Opposition to the Proposed Project Plan Prior to Any Council Action with Regard to Adoption of the Proposed Project Plan

The motion to approve and announce March 4, 2014, as the Date of the Second Public Hearing and Presentation of the Project Plan, at which Any Interested Persons Shall Have the Opportunity to Be Heard in Support of or Opposition to the Proposed Project Plan Prior to Any Council Action with Regard to Adoption of the Proposed Project Plan, was made by Council Member Yanda and seconded by Council Member McEachern.

The vote:**AYES: McEachern, Alberts, Grba, Smith, Yanda****NAYS: None****VOTE: 5-0****MOTION CARRIED**

- 6. Consider approving an expenditure of funds in an amount not to exceed \$58,000.00, for the Police Department parking lot expansion and improvement project, to be paid from the Capital Improvement funds, as recommended by the Chief of Police**

The motion to approve an expenditure of funds in an amount not to exceed \$58,000.00, for the Police Department parking lot expansion and improvement project, to be paid from the Capital Improvement funds, as recommended by the Chief of Police, was made by Council Member McEachern and seconded by Council Member Grba.

Mayor Smith questioned where. Mr. Bottom stated south and around old fire station. It should create up to 28 parking spaces.

The vote:**AYES: Yanda, Alberts, McEachern, Smith, Grba****NAYS: None****VOTE: 5-0****MOTION CARRIED****7. City Manager's Report – Information items only****A. Sales Tax Report****B. Three Year Progress Report**

Mr. Bottom stated sales tax grew by 2.54% for month and 7.45% year to date. That is a 19.67% increase over three years ago and 14.23% over two years ago. Use tax grew by 32.6% last month and year to date is 60.61%.

Please look at the new Jackie Cooper Gym floor pictures.. It is beautiful. The work on roof, ceiling, and exterior should last for many years. The flooring is a premier installation of its type in the state. Splash pad is nearing completion.

Mr. Bottom discussed the placement of "In God We Trust" in chambers. He stated the seal size will be redone and "In God We Trust" will be added, so all can see.

March 1, is Trout Fish Out at Dale Robertson Center pond, as well as Rotary Pancake breakfast.

8. New Business - There was no new business

9. Council Discussion

Council Member Yanda appreciates sports facility supporters. Thanks to Leslie Batchelor and Larry Mitchell for educating us. She is ready for growth.

Council Member Alberts stated this meeting is a good example. The next 5 to 10 years are very exciting. Thanks to those who came tonight, please keep coming, your opinion matters. It is important to share information.

Council Member McEachern stated Jackie Cooper Gym improvements are appreciated, nice job. Splash pad is exciting. \$500,000.00 in donated labor to mobile meals is impressive. 1,055 soccer kids are amazing.

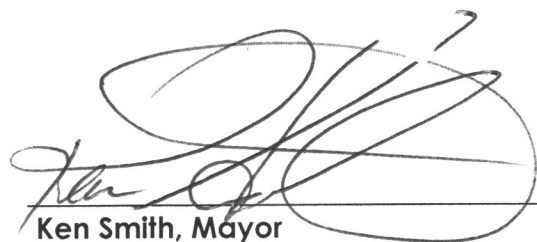
Council Member Grba stated he appreciates soccer club coming out. We are doing this right. Stay involved and call us.

Mayor Smith stated March 4 is election for two seats. He is amazed at things said or implied during campaigns. Please educate yourself and vote.

10. Adjournment


Doug Shivers, City Clerk




Ken Smith, Mayor